

PLANNING BOARD
TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095

Frederic Fuller, Chairman
Adam Basch
John Boudreau
Richard Butler
Dean Stroshine
David Crevier, Associate



John Pearsall, Planning Director
Karen Benoit, Admin. Assistant

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MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, JANUARY 25, 2012

In attendance: Frederic Fuller, Chairman
Adam Basch
Richard Butler
Dean Stroshine

Staff: John Pearsall, Planning Director
Lance Trevallion, Building Inspector
Karen Benoit, Administrative Assistant

The meeting was called to order at 7:00 PM by Chairman Fuller.

1. Approval of Minutes

Chairman Fuller called for a motion to approve the minutes of the January 11, 2012, meeting as submitted.

MOTION (BUTLER, STROSHINE): To approve the minutes of the January 11, 2012 meeting as submitted. Approved (4-0).

2. Building Inspector's Report

Building Inspector Lance Trevallion advised the Board that activity in the building department has been slowing down and zoning concerns are now picking up, including issues and complaints about chickens on properties with less than 5 AC of land. Due to the increased interest in residents wishing to raise chickens for their own home consumption in Wilbraham, Mr. Trevallion suggested the Board may want to consider modifying the By-Law to accommodate the residents. He added that it would be nice for the Agricultural Commission to assist in sponsoring an amendment to the By-Law. Mr. Trevallion also stated that the Gardens of Wilbraham condos have been moving along and that they plan to come to the Planning Board with revised plans to construct duplex-type buildings instead of triplexes and fourplexes.

3. Planning Director's Report

A. 2011 Annual Town Report

B. 2012 Annual Town Meeting Work Plan

The Board agreed to postpone discussions on the above items until the next meeting.

4. **Appointment – Ron Campbell**

Proposed Alteration of a Preexisting Nonconforming Structure, 221-223 Main Street

Ron Campbell, owner of 221-223 Main Street, appeared before the Board to discuss the possibility of demolishing a preexisting nonconforming structure (cottage) and rebuilding it in a location that will meet current zoning setback dimensions thus making it less nonconforming. Mr. Campbell also presented building plans and discussed the need for a new septic system and separate underground utilities. The proposal will require a special permit finding from the Board of Appeals under section 3.3 of the Zoning By-Law and the Planning Board stated they would send a letter recommending approval of his application to the Board of Appeals when a public hearing is scheduled.

5. **Appointment – Residents Dave Sanders, Rich Howell & Tara Kozub**

Wilbraham Vision Task Force Proposal

Town residents Dave Sanders, Rich Howell and Tara Kozub appeared before the Board with a list of questions and concerns about the master plan process, state green energy initiatives and the PVPC regional land use plan. After Mr. Howell briefly listed the group's various concerns, the Board suggested that in the interest of time he focus his presentation to questions surrounding the Master Plan and the "Re-Imagining Wilbraham" visioning process. Mr. Howell had a number of concerns about how this process would affect the Town and its residents. The Board reviewed the history of the process, explained the OSRP Committee's role in that process, emphasized the importance of wide community outreach and the involvement of all points of view, and underscored that ultimately the input from town residents will determine the direction this process will take. The Planning Board stated that they are prepared to appoint the task force that will lead the process and report back to the Planning Board. The Board thanked the residents for their thoughtful input and encouraged them to remain involved as the process unfolds.

6. **Old Business**

A. Wilbraham Vision Task Force Proposal

Open Space and Recreation Plan Committee members Charles Phillips, Chair, Judy Theocles, Catherine Callahan, Margie Connell, Joe Calabrese and Ray Burk were present. Planning Director John Pearsall distributed the updated "Re-Imagining Wilbraham" document. Mr. Phillips reviewed the history of the OSRP's approach to the Planning Board regarding the Master Plan and the opportunities to improve open space in town. Mr. Burk shared his research of Town-owned properties and their various states of protection. The Board then reviewed the names of people to be appointed to the Vision Task Force as well as the Steering Committee in order to move forward with the process. The Board also discussed the creation of a new web page on the Town's web site and various links that will be added when the IT Department has the time and manpower.

MOTION (BASCH, STOSHINE): To implement the vision planning process as outlined in the draft "Re-Imagining Wilbraham" document dated January 25, 2012 which he hereby approved in final form. Approved (4-0).

MOTION (BUTLER, BASCH): To appoint Carol Albano, Don Binns, Sue Burk, Edna Colcord, Karen Furst, Charles Phillips and Dave Sanders to the Wilbraham Vision Task Force. Approved (4-0).

MOTION (BASCH, STROSHINE): To appoint the following to the Steering Committee: Joseph Calabrese, Richard Butler, Frederic Fuller and John Pearsall. Approved (4-0).

B. Proposed Re-Use of the Rice Fruit Farm, 751-757-765 Main Street

Planning Director John Pearsall stated that he had the opportunity to speak to attorney Robert Ritchie, Gen. Counsel for the Mass. State Department of Agriculture, who aided in the interpretation of the changes for agricultural exemptions specifically as it relates to the re-use of the Rice Fruit Farm located at 751-757-765 Main Street. Based on the information supplied by Attorney Richie, it seems unlikely that the business operations proposed for the re-use of the Rice Farm building would be able to meet the test for the agricultural exemption for a farm stand under zoning. Mr. Pearsall added that since the proposed re-use is not allowed under current zoning requirements the Planning Board will need to draft new zoning regulations to bring to Town Meeting for approval. Mr. Pearsall and Mr. Trevallion planned to attend a site visit to the property to get a better sense of what the uses will be to help draft something for the Annual Town Meeting. The Board agreed to continue discussions as the process evolves.

7. Set Meeting Schedule

The Board agreed to meet on February 8th & 22nd, and March 7th.

Having no further business, the meeting was adjourned at 9:50 PM. The Board will reconvene at its next scheduled meeting on Wednesday, **February 8, 2012 at 7:00 PM** in Conference Room One.

Submitted:

Approved As To Form And Content:

Karen Benoit, Administrative Assistant
Date: _____

Dean Stroshine, Clerk
Date: _____